

Chapelgate Presbyterian
Church, Inc.,
Petitioner

* PLANNING BOARD OF
* HOWARD COUNTY, MARYLAND

ZB 1105M

* * * * *

MOTION: *To recommend approval of the Zoning Map Amendment petition request to rezone 61.83 acres from R-20 to CEF-M, in accordance with the Department of Planning and Zoning recommendation.*

ACTION: *Recommended Approval; Vote 4 to 0.*

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RECOMMENDATION

On October 2, 2014, the Planning Board of Howard County, Maryland, considered the petition of Chapelgate Presbyterian Church, Inc. for a Zoning Map Amendment to rezone the subject property from the R-20 (Residential: Single) District to the CEF-M (Community Enhancement Floating – Mixed Use) District with a Development Concept Plan (“DCP”). The subject property is located in the northwest quadrant of the intersection of US 40 and Marriottsville Road in the Third Election District, and is described as Tax Map 16, Grids 9, 10, 15, 16 Parcels 110 & 421; 2600 Marriottsville Road (the “Property”). Under the proposed rezoning, the Petitioner proposes to develop a portion of the Property for single-family attached development.

The petition and the Department of Planning and Zoning Technical Staff Report and Recommendation were presented to the Board for its consideration. The Department of Planning and Zoning recommended approval of the petition based on findings that the petition met the evaluation criteria for a CEF District in Section 121.0.I of the Zoning Regulations, and the required findings in Section 121.0.J.8.b.

The Petitioner was represented by Sang Oh, Esq. Robert Weaver, Land Planner and Architect and Robert Vogel, Project Engineer testified in favor of the petition. No one testified in opposition to the petition. Mr. Weaver described the DCP. He stated that the church would like to create a vibrant community which would integrate the church and school with the surrounding neighborhood. He said the church will share existing and proposed site facilities and amenities in order to facilitate the goal of walkability. Mr. Weaver said that building materials and architectural details have been chosen to complement the site’s features. He said the Design Advisory Panel had reviewed the plan and comments have been incorporated into the submitted plans.

Mr. Oh said the church has worked with the residents of the neighboring Albeth Road to develop a mutually acceptable design which addresses community concerns especially with regard to the community commercial center, access and traffic issues.

Mr. Vogel stated that an important theme in the design of the community is the development of continuity between the Turf Valley development and the proposed CEF development. He said that Marriottsville Road between US 40 and I-70 is developing into an interesting corridor comprising a

coordinated community. He discussed the current church access and said that traffic entering and exiting the site at the current entrance is problematic because of extreme stacking which is causing very unsafe conditions. Relocation of the entrance to the signalized intersection with Resort Road will be much safer. Mr. Vogel said that the church is not necessarily committed to the small "community commercial" area as it is shown on the plan and explained that it may continue to evolve as they work with the community. He said there would definitely be parking so people can use the pathway and site amenities.

A Board member asked if there is anything in particular the neighboring community would not want to see on this site. Mr. Oh responded that some would call the location a "hard corner" because the intersection is signalized and could have potential for retail use, however, the location would be utilized in a manner that is not disruptive to the community and it must have the consent of the community.

Mr. Weaver said that the church wants to create a community around the developed portion of the property and that people who decide to move there will understand that it is a faith-based community although there can be no preference given to buyers who may or may not be parishioners. He said the educational component of the community is significant. He said the materials chosen for the sanctuary will be stone and glass which are natural elements which blend with the wooded site. These materials would also be used in the residences.

Bill Santos made a motion to discuss the petition in a work session. Erica Roberts seconded the motion.

Discussion:

One Board member likes the design and stated that clustering the townhouses is the direction in which the market is going and it is a better design for the environment. This Board member appreciates the work that has been done with the community and wants to ensure that the design stays intact when a developer purchases the Property.

Mr. Oh commented that the DCP is binding although the architectural details may change some.

Board members commented that they also like the plan and unity with the neighborhood and appreciate the work with the community on design revisions.

Motion:

Bill Santos made a motion to approve the petition in accordance with the recommendation of the Technical Staff Report to rezone the Property to CEF-M with the submitted Development Concept Plan. Erica Roberts seconded the motion.

CASE NO.: ZB 1105M
PETITIONER: Chapelgate Presbyterian Church, Inc.

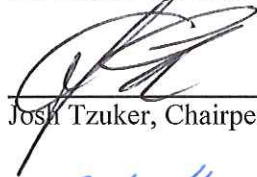
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Vote:

The motion for approval of the petition in accordance with the recommendation of the DPZ Technical Staff Report to rezone the Property to CEF-M passed by a vote of 4 to 0.

For the foregoing reasons, the Planning Board of Howard County, Maryland, on this _____ day of November, 2014, recommends that Zoning Board Case No. ZB 1105M, as described above, be **APPROVED**.

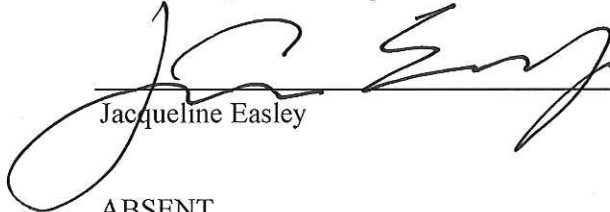
HOWARD COUNTY PLANNING BOARD



Josh Tzucker, Chairperson



Bill Santos, Vice Chairperson



Jacqueline Easley

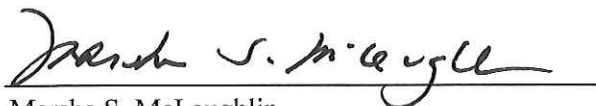
ABSENT

Phil Engelke



Erica Roberts

ATTEST:



Marsha S. McLaughlin
Executive Secretary